

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

**April 7, 2009
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

- 1. Meeting Called to Order at 6:30 p.m.**
- 2. Pledge of Allegiance was lead by Commissioner Coleman**
- 3. Roll Call**

Commissioner Shirhall, Chairman
Commissioner Sully, Vice Chairman – Absent with Cause
Commissioner Coleman
Commissioner McKenzie
Commissioner Menth

Others Present:

Sherri Abbas, Development & Building Services Manager
Dara Dungworth, Associate Planner
Crystal Hodgson, Deputy City Attorney
Larry Wing, City Engineer
David Mohlenbrok, Senior Planner
Candace Johnson, Planning Commission Secretary

About 12 others

- 4. Minutes** – The minutes of March 17, 2009 were approved as submitted.
- 5. Correspondence** - None
- 6. Appointments to Committee for LED signs**

Commissioner Shirhall and Commissioner Menth were appointed to represent the Planning Commission on the Committee.
- 7. Citizens Addressing the Commission on Non Agenda Items** - None

Scheduled Items:

- 8. 5070 SECOND STREET PARCEL MAP
PARCEL MAP, DL-2007-09
DIRK HELDER**

This application is a request for approval of a parcel map to allow the subdivision of an existing parcel into two lots.

The subject property is located at 5070 Second Street. APN 010-111-003.



The property is zoned Single Family Residential 5,000 square foot minimum lot size (R1-5). The General Plan designation is Medium Density Residential (MDR).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15315 Minor Land Division has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Dirk Helder. The property owners are Scott and Stephanie Godfrey and Jerome and Donna Merritt.

The commission waived the staff report.

Applicant, Dirk Helder, addressed the Commission.

The Commission had no questions for the Applicant.

The hearing was opened to the public for their comments.

Laurie Deuschel, spoke in opposition to the project. Ms. Duchel expressed concerns regarding on street parking, traffic, and drainage.

The hearing was closed to public comment.

Commissioner Shirhall asked staff to respond to the issue of the lot split and drainage.

Staff referred the commission to page four of the staff report. Staff stated that the lot would not meet standards if it was split like the other lots on the street with frontage on both 2nd and 3rd streets.

Larry Wing, City Engineer, addressed the commission with regards to drainage. He stated that the drainage should be taken care of after the lots were graded. He stated that he would contact code compliance regarding any existing drainage issues so that they could be resolved.

Commission Deliberation/Discussion:

Commissioner McKenzie stated that he viewed the project site and he felt that it fit in with the neighborhood characteristics. He felt that it was consistent with the General Plan and zoning and he supported the project.

Commissioner Menth stated he also found that the project was consistent with the General Plan and support staff's recommendations. He stated that he appreciated that Larry Wing would bring the drainage issue to the attention of code compliance so that any issues could be resolved. He stated that he also supported the project.

Commissioner Coleman stated that he concurred with the rest of the Commission and that he supported the project.

Commissioner Shirhall stated that he concurred and also supported the project and staff's recommendations.

On a motion by Commissioner Menth and seconded by Commissioner McKenzie, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (5070 Second Street Parcel Map / DL-2007-09) was approved by the following vote:

Roll Call Vote:

AYES: Commissioner Menth, McKenzie, Coleman and Shirhall
NOES: None
ABSENT: Commissioner Sully
ABSTAIN: None

Motion carried: 4/0

On a motion by Commissioner Menth and seconded by Commissioner McKenzie, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP (5070 Second Street Parcel Map / DL-2007-09) was approved by the following vote :

Roll Call Vote:

AYES: Commissioner Menth, McKenzie, Coleman and Shirhall
NOES: None
ABSENT: Commissioner Sully
ABSTAIN: None

Motion carried: 4/0

**9. SAINTS PETER AND PAUL BELL TOWER
SPU MODIFICATION, SPU-82-09A
OURADA ENGINEERING**

This application is a request to construct a bell tower at the church property and operate the bell periodically.

The subject property is generally located on the northerly side of Granite Drive approximately 1,300 feet northeasterly of the intersection of Granite Drive and Sierra Meadows Drive. APN# 045-080-041.

The property is zoned Planned Development Residential (PD-R). The General Plan designation is Medium Density Residential (MDR).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Sections 15301 Existing Facilities, 15303 New Construction or Conversion of Small Facilities, and 15311 Accessory Structures has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Ourada Engineering. The property owner is the Roman Catholic Bishop of Sacramento.

Commissioner Menth recused himself from this project due to his membership of the church congregation.

Dara Dungworth presented the staff report.

The Commission had no questions for staff.

Applicant, Steve Ourada, addressed the Commission and submitted a proposed change to the tower and information regarding ambient noise and some exceptions to noise ordinances. He also played a sample of the bell chimes.

The Commission had questions for the Applicant regarding the following:

1. Color of the proposed cross on top of the spire.
2. Maximum decibel output of the proposed sound system.
3. The approximation of the sound at 50 dB.
4. Chimes at noon.

David Mohlenbrok addressed the Commission regarding the noise measurements at the Sierra Pine plant. He read the following excerpt from the Draft General Plan: "...typical noise level measurements conducted in 1999 indicated that typical hourly noise levels ranged between 59dB and 65dB at the closest property lines adjacent to Sierra Pine." He stated that the decibel scale is a logarithmic scale so the difference between 60 decibels and 70 decibels is a ten decibel reading, but it is twice as loud. He stated that the General Plan discusses what typical noise levels could be using an hourly average.

The hearing was opened to the public for their comments.

Luis Pacheco stated that was concerned about the noise and stated that he was not opposed to the project but wanted more information about the project.

The hearing was closed to the public.

Commission Deliberation/Discussion:

Commissioner McKenzie stated that he had ex parte communication with the applicant and after speaking with the applicant was comfortable with the conditions for regulating the amount of noise that would be allowed. He stated that he was in support of the project.

Commissioner Coleman stated that he was concerned about the noise level and felt that the times for the chimes were ambiguous and did not feel that there was enough information regarding noise levels.

Commissioner Shirhall declared ex parte communication with the applicant. He stated that there are many churches with bell towers in Rocklin and did not feel that these were a nuisance. He stated that he was comfortable with the language in the condition of approval that governs the decibel level because it protects the public's interests. He stated that he appreciated the public comment on the project. He stated that he was comfortable with the project and felt the bell tower was a nice amenity for the community. He supports the project as submitted.

Commissioner Coleman stated that while he did have concerns about the noise level, he was not opposed to the project and would not vote against the rest of the Commission.

On a motion by Commissioner McKenzie and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Saints Peter and Paul Bell Tower / SPU-82-09A) was approved by the following vote:

Roll Call Vote:

AYES: Commissioner McKenzie, Coleman and Shirhall
NOES: None
ABSENT: Commissioner Sully
ABSTAIN: Commissioner Menth

Motion carried: 3/0

On a motion by Commissioner McKenzie and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A MODIFICATION OF A DESIGN REVIEW (Saints Peter and Paul Bell Tower / SPU-82-09A) was approved as amended by the following vote:

Section 2. The Design Review Modification for the Saints Peter and Paul Bell Tower / SPU-82-09A as depicted in Exhibits A and B, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. The approved Exhibits A and B shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibits A and B shall be controlling and shall modify Exhibits A and B. All other plans, specifications, details, and information contained within Exhibits A and B shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior a final Building Permit Inspection or Issuance of a Certificate of Occupancy, as applicable. The agency and/or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

B. Conditions

1. Bell Tower Design

The bell tower shall be constructed as shown in Exhibit B, to the satisfaction of the Community Development Director.

4. Operation of the Bell

- a) Prior to final inspection, a trained professional shall certify in writing that the speaker(s) in the bell have been installed and calibrated such that the decibel level at all of the church's property lines has been documented at an hourly average of 55dB during the daytime (7:00 a.m. to 10:00 p.m.) and of 45dB during the nighttime (10:00 p.m. to 7:00 a.m.). (PLANNING)



- b) The volume of the speaker(s) in the hall shall be maintained such that the decibel level at all of the church's property lines is maintained at an hourly average of 55dB during the daytime (7:00 a.m. to 10:00 p.m.) and of 45dB during the nighttime (10:00 p.m. to 7:00 a.m.). (PLANNING)

Roll Call Vote:

AYES: Commissioner McKenzie, Coleman and Shirhall
NOES: None
ABSENT: Commissioner Sully
ABSTAIN: Commissioner Menth

Motion carried: 3/0

10. Reports and Discussion Items from Planning Commissioners

- a. Special election for park assessment fees.

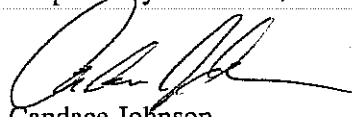
11. Reports from City Staff

- a. City Council Actions
i. Adult Oriented Business Zoning Ordinance Amendment
ii. Economic Stimulus - Temporary Sign Ordinance Amendment

12. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,



Candace Johnson
Planning Commission Secretary